

PREPARED BY AND RETURN TO:

✂ Select Title & Escrow, LLC
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 09-1200

Indexing Instructions: Lot 196, Sec C, Ross Pointe P.U.D., in
Sec 2, T2S, R8W, PB 54, Pgs 10-11 Southaven, DeSoto County, Mississippi

GRANTOR:

Hanna Homes, LLC
P.O. Box 678
Hernando, MS 38634
HOME: NONE
WORK: 901 268-9178

GRANTEE

Linda Sipes
5385 Woodchase Drive
Southaven, MS 38671
HOME: 901 848 5543
WORK: 662 429 1353

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Hanna Homes, LLC** does hereby sell, convey and warrant unto **Linda Sipes, a single person, as sole owner**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 196, Section C, ROSS POINTE P.U.D., in Section 2, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 54, Pages 10-11, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 2081-0217.0-00196.00

Property Address: 5385 Woodchase Drive, Southaven, MS 38671

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by it.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS ITS SIGNATURE, on this 18th day of November, 2009.

HANNA HOMES, LLC

By:  (SEAL)
David M. Hanna, Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named David M. Hanna, who acknowledged that he is a Member of Hanna Homes, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 18th day of November, 2009.



Notary Public

(S E A L)

My Commission Expires:

